



Highland Lakes Reserve

HLR Board of Directors Meeting

January 19, 2021

3:30pm VIA ZOOM

Agenda

Call to Order

Review and Approve Minutes from 11/17/20

Financials

Unfinished Business

- Response for building a place at the Park
- Update on Jarrod Davis placing a sewer pipe across a swale – From TJ Wohl

New Business

- Jimmy Wohl – Lot 1
- Scott with Central Electric – About grounding at the entrances
- Rules for allowing towers for Rapid Systems
- Fine Committee

Adjourn





Highland Lakes Reserve

HLR Board of Directors Meeting
November 17, 2020
3:30pm VIA ZOOM

MINUTES

Board Members Present: Kevin Bock, Bill Lanzisera, Robert Finner and Dusty Johnson

CAM's Present: Linda Boring and Jillian Febres

Call to Order - Kevin called the meeting to order at 3:35pm.

Review and Approve Minutes from 9/15/20

Dusty motioned to accept the minutes as presented. Bill second the motion. Motion passed unanimously. Dusty asked how did Bobbie Seber take the board's decision. Bill mentioned from last minutes discussion he spoke with Seber about the gate and how the board declined his request. Discussion was made by Seber to trade with adjoining lot from his. Robert had concerns about the gate being put in the first place. The gate was initially put in for emergency purposes.

Financials

The association is pretty much inline with budget for 2020. Dusty motioned to approve the financials as presented. Robert second the motion. Motion passed unanimously.

2021 Budget

Linda took the current budget and worked around this for the new budget. Capital improvements are always designated in the budget if needed. \$92250 for fixed expenses left over. There will be a carry over for the year as well. Linda feels there should be an increase and add to the mowing in the common areas, the right away and swales to mow them as well and mow not 5x a year but 8x



year. Five will be paid by the owners and 3 by association. Board feels maybe 9x instead. Linda also mentioned pressure washing the stone and mailboxes and columns. The board is okay to add to the budget. Kevin talked to Marty about putting in ground rods around the gates. He talked to central Electric about what needs to be done about the lighting issues and he is waiting on quotes from them. Robert feels this may not work either and investigate more on it. Kevin said if we have to he can have Central Electric come in and discuss it with the board. Linda also feels adding mulch 2x a year to the budget as well. Once a year is not enough. Robert asked how much it costs to mulch and Linda said it costs about \$3300. Linda will add to the budget. Board went over the rest of the budget with Linda. Linda will revise based on boards request and send back to board for approval prior to sending to all members. Discussion was made about building a pavilion by the park. Board feels sending a survey out to all members what they would like built at the park. Dusty feels this should be surveyed prior to annual meeting and get prices to discuss at the annual meeting. Repaving the road is something that needs to be done. Board addressed possibly putting any additional money will be added to the road ways. Robert had some concerns about paving the roads right now and having to do them all over again later down the road due to a possible hurricane flooding. He feels repairing the areas that need it and trying to stretch it out a little longer. Bill agrees with him. Board has some concerns and will discuss more in 2021. Any carry over Linda will put in the capital appropriation fund account until the board decides what they want to do with the funds. Dusty motioned to approve the budget via email vote once Linda has revised the budget. Robert second the motion. Motion passed unanimously.

As Secretary, Robert would like the following: Insurance information, Banking information, Accounting firm and who Lawyer is. Robert is concerned about the mowing negative amount on the financials. Linda advised Robert this was setup by the accountant. He wants to make sure the association is in compliance. CAM will send to Robert.

Unfinished Business

Contractors Agreement: Board would like for contractors to sign the form once a year. CAM will add to sheet no parking vehicles or equipment on other owners lots.

FLP Update from Dusty: Dusty spoke to Michele from FLP, they will pay for the agreement to be done (very basic) and she said she will send agreement and responsibilities to Dusty what HLR needs to abide by. Board will meet with FLP.

New Business

ARC - Breezeway 12': Discussion was made on putting a limit on the breezeway and add to the ARC guidelines. Robert motioned to approve a 12-foot breezeway unless otherwise approved by board (for anything bigger or smaller). Bill second the motion. Motion passed unanimously.

Adjourn – Kevin motioned to adjourn at 4:37pm. Bill second the motion. Adjourned at

4:37pm



Highland Lakes Reserve POA, Inc
Balance Sheet
As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Contingency Fund	465,018.46
HLR POA-HNB Checking	265,045.11
Mid Florida savings	100.00
Total Checking/Savings	<u>730,163.57</u>
Accounts Receivable	
Accounts Receivable	3,519.88
Total Accounts Receivable	<u>3,519.88</u>
Other Current Assets	
Due from Owners - Mowing Costs	390.00
Inventory Asset	
Gate Remotes	-182.34
Total Inventory Asset	<u>-182.34</u>
Total Other Current Assets	<u>207.66</u>
Total Current Assets	<u>733,891.11</u>
Fixed Assets	
Improvements	9,000.00
Total Fixed Assets	<u>9,000.00</u>
TOTAL ASSETS	<u>742,891.11</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Bonds	16,000.00
Debris Deposits	14,000.00
Total Other Current Liabilities	<u>30,000.00</u>
Total Current Liabilities	<u>30,000.00</u>
Total Liabilities	30,000.00
Equity	
Opening Balance Equity	200,000.00
Reserves	-200,000.00
Retained Earnings-Unappropriated	624,401.18
Net Income	88,489.93
Total Equity	<u>712,891.11</u>
TOTAL LIABILITIES & EQUITY	<u>742,891.11</u>

Highland Lakes Reserve POA, Inc
Balance Sheet
As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Contingency Fund	465,018.46
HLR POA-HNB Checking	265,045.11
Mid Florida savings	100.00
Total Checking/Savings	<u>730,163.57</u>
Accounts Receivable	
Accounts Receivable	3,699.88
Total Accounts Receivable	<u>3,699.88</u>
Other Current Assets	
Due from Owners - Mowing Costs	390.00
Inventory Asset	
Gate Remotes	-182.34
Total Inventory Asset	<u>-182.34</u>
Total Other Current Assets	<u>207.66</u>
Total Current Assets	<u>734,071.11</u>
Fixed Assets	
Improvements	9,000.00
Total Fixed Assets	<u>9,000.00</u>
TOTAL ASSETS	<u>743,071.11</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Bonds	16,000.00
Debris Deposits	14,000.00
Total Other Current Liabilities	<u>30,000.00</u>
Total Current Liabilities	<u>30,000.00</u>
Total Liabilities	30,000.00
Equity	
Opening Balance Equity	200,000.00
Reserves	-200,000.00
Retained Earnings-Unappropriated	624,551.18
Net Income	88,519.93
Total Equity	<u>713,071.11</u>
TOTAL LIABILITIES & EQUITY	<u>743,071.11</u>

Highland Lakes Reserve POA, Inc
Profit & Loss Budget Performance
December 2020

	Dec 20	Budget	% of Budget	Jan - Dec 20	YTD Budget	% of Budget	Annual Budget
Ordinary Income/Expense							
Income							
Annual Dues	0.00	0.00	0.0%	237,000.00	237,000.00	100.0%	237,000.00
Interest Income	19.69			947.29			
Other income							
Estoppel Fees	150.00	0.00	100.0%	1,800.00	750.00	240.0%	750.00
Funds from 2019	0.00	0.00	0.0%	0.00	125,000.00	0.0%	125,000.00
Plan and Specification Review	3,214.28	0.00	100.0%	18,000.00	4,500.00	400.0%	4,500.00
Other Income - Other	0.00	0.00	0.0%	1,440.00	1,000.00	144.0%	1,000.00
Total Other Income	3,364.28	0.00	100.0%	21,240.00	131,250.00	16.2%	131,250.00
Total Income	3,383.97	0.00	100.0%	258,187.29	368,250.00	70.4%	368,250.00
Gross Profit	3,383.97	0.00	100.0%	258,187.29	368,250.00	70.4%	368,250.00
Expense							
Administrative/ Management							
Plan Submission and upload	0.00	0.00	0.0%	1,200.00	450.00	266.7%	450.00
Administrative/ Management - Other	650.00	650.00	100.0%	7,800.00	7,800.00	100.0%	7,800.00
Total Administrative/ Management	650.00	650.00	100.0%	9,000.00	8,250.00	109.1%	8,250.00
Annual Owners Meeting Expense	0.00	0.00	0.0%	263.75	250.00	105.5%	250.00
Annual Reports	0.00	0.00	0.0%	61.25	70.00	87.5%	70.00
Attorney Fees	75.00	0.00	100.0%	2,400.52	2,500.00	96.0%	2,500.00
Computer and Internet Expenses	2,113.00	12.00	17,608.3%	2,736.00	144.00	1,900.0%	144.00
Copy and Reproduction Costs	0.00	12.50	0.0%	0.00	150.00	0.0%	150.00
Insurance							
Insurance/Liability	0.00	0.00	0.0%	2,286.37	1,600.00	142.9%	1,600.00
Insurance/Property	0.00	0.00	0.0%	2,142.79	2,050.00	104.5%	2,050.00
Total Insurance	0.00	0.00	0.0%	4,429.16	3,650.00	121.3%	3,650.00
Office Supplies	0.00	25.00	0.0%	147.00	300.00	49.0%	300.00
Postage and Delivery	0.00	12.00	0.0%	0.00	144.00	0.0%	144.00
Professional Fees	0.00	0.00	0.0%	350.00	500.00	70.0%	500.00
Repairs and Maintenance							
Common Area Mowing							
Boat ramp/park	1,700.00	800.00	212.5%	14,100.00	9,600.00	146.9%	9,600.00
Entrances	2,400.00	2,400.00	100.0%	31,200.00	28,800.00	108.3%	28,800.00
Ponds/Eagles Nest	970.00	885.00	109.6%	4,850.00	10,620.00	45.7%	10,620.00
Total Common Area Mowing	5,070.00	4,085.00	124.1%	50,150.00	49,020.00	102.3%	49,020.00
Docks	0.00	0.00	0.0%	0.00	5,000.00	0.0%	5,000.00
Entrance Gates	426.66	0.00	100.0%	18,574.22	11,000.00	168.9%	11,000.00
Entrance/Hwy 66/Maintenance							
Entry/Hwy 66 Repair and Replace	525.00	0.00	100.0%	1,027.05	2,000.00	51.4%	2,000.00
Mulch	0.00	0.00	0.0%	3,300.00	3,300.00	100.0%	3,300.00
Spray/Fertilizer	0.00	0.00	0.0%	500.00	4,000.00	12.5%	4,000.00
Tree Trimming	0.00	0.00	0.0%	1,225.00	2,000.00	61.3%	2,000.00
Total Entrance/Hwy 66/Maintenance	525.00	0.00	100.0%	6,052.05	11,300.00	53.6%	11,300.00
Entrance/Sparta/Maintenance							
Entry Sparta/Repair and Replace							
Entry/Sparta Rd Sod	0.00	0.00	0.0%	0.00	8,000.00	0.0%	8,000.00
Entry Sparta/Repair and Replace - O...	325.00	0.00	100.0%	7,011.34	2,000.00	350.6%	2,000.00
Total Entry Sparta/Repair and Replace	325.00	0.00	100.0%	7,011.34	10,000.00	70.1%	10,000.00
Mulch	0.00	0.00	0.0%	3,300.00	3,300.00	100.0%	3,300.00
Mulch Buffer	0.00	0.00	0.0%	1,505.92	5,500.00	27.4%	5,500.00
Spray/Fertilizer	0.00	0.00	0.0%	1,499.90	4,000.00	37.5%	4,000.00
Tree Trimming	0.00	0.00	0.0%	2,730.00	2,000.00	136.5%	2,000.00
Total Entrance/Sparta/Maintenance	325.00	0.00	100.0%	16,047.16	24,800.00	64.7%	24,800.00
Fence Line Vegetation	0.00	0.00	0.0%	0.00	1,400.00	0.0%	1,400.00
Landscaping/Irrigation	0.00	250.00	0.0%	2,034.62	3,000.00	67.8%	3,000.00
Pond Maintenance	0.00	0.00	0.0%	11,639.22	17,500.00	66.5%	17,500.00
Repairs Common Area	0.00	833.00	0.0%	4,994.99	10,000.00	49.9%	10,000.00
Total Repairs and Maintenance	6,346.66	5,168.00	122.8%	109,492.26	133,020.00	82.3%	133,020.00
Telephone Expense	0.00	292.00	0.0%	1,238.84	3,500.00	35.4%	3,500.00
Utilities	489.94	425.00	115.3%	6,428.58	5,100.00	126.1%	5,100.00
Total Expense	9,674.60	6,596.50	146.7%	136,547.36	157,578.00	86.7%	157,578.00
Net Ordinary Income	-6,290.63	-6,596.50	95.4%	122,639.93	210,672.00	58.2%	210,672.00
Other Income/Expense							
Other Expense							
CAPITAL IMPROVEMENTS							
Erosion Repair	0.00	0.00	0.0%	0.00	7,625.00	0.0%	7,625.00
Fence Replacement	0.00	0.00	0.0%	24,000.00	24,000.00	100.0%	24,000.00
Internet Installation	0.00	0.00	0.0%	0.00	70,000.00	0.0%	70,000.00
Preserve Controlled Burn	0.00	0.00	0.0%	10,150.00	16,800.00	60.4%	16,800.00
Total CAPITAL IMPROVEMENTS	0.00	0.00	0.0%	34,150.00	118,425.00	28.8%	118,425.00

Highland Lakes Reserve POA, Inc
Profit & Loss Budget Performance
 December 2020

	Dec 20	Budget	% of Budget	Jan - Dec 20	YTD Budget	% of Budget	Annual Budget
Reserve - Capital Appropriation	0.00	0.00	0.0%	0.00	92,247.00	0.0%	92,247.00
Total Other Expense	0.00	0.00	0.0%	34,150.00	210,672.00	16.2%	210,672.00
Net Other Income	0.00	0.00	0.0%	-34,150.00	-210,672.00	16.2%	-210,672.00
Net Income	-6,290.63	-6,596.50	95.4%	88,489.93	0.00	100.0%	0.00

Highland Lakes Reserve POA, Inc Profit & Loss Budget Performance

01/19/21

Accrual Basis

December 2020

	Dec 20	Budget	% of Budget	Jan - Dec 20	YTD Budget	% of Budget	Annual Budget
Ordinary Income/Expense							
Income							
Annual Dues	0.00	0.00	0.0%	237,000.00	237,000.00	100.0%	237,000.00
Interest Income	19.69			947.29			
Other income							
Estoppel Fees	150.00	0.00	100.0%	1,875.00	750.00	250.0%	750.00
Funds from 2019	0.00	0.00	0.0%	0.00	125,000.00	0.0%	125,000.00
Plan and Specification Review	3,000.00	0.00	100.0%	18,000.00	4,500.00	400.0%	4,500.00
Other Income - Other	0.00	0.00	0.0%	1,395.00	1,000.00	139.5%	1,000.00
Total Other income	3,150.00	0.00	100.0%	21,270.00	131,250.00	16.2%	131,250.00
Total Income	3,169.69	0.00	100.0%	259,217.29	368,250.00	70.4%	368,250.00
Gross Profit	3,169.69	0.00	100.0%	259,217.29	368,250.00	70.4%	368,250.00
Expense							
Administrative/ Management							
Plan Submission and upload	0.00	0.00	0.0%	1,200.00	450.00	266.7%	450.00
Administrative/ Management ...	650.00	650.00	100.0%	7,800.00	7,800.00	100.0%	7,800.00
Total Administrative/ Managem...	650.00	650.00	100.0%	9,000.00	8,250.00	109.1%	8,250.00
Annual Owners Meeting Expense	0.00	0.00	0.0%	263.75	250.00	105.5%	250.00
Annual Reports	0.00	0.00	0.0%	61.25	70.00	87.5%	70.00
Attorney Fees	75.00	0.00	100.0%	2,400.52	2,500.00	96.0%	2,500.00
Computer and Internet Expenses	2,113.00	12.00	17,608.3%	2,736.00	144.00	1,900.0%	144.00
Copy and Reproduction Costs	0.00	12.50	0.0%	0.00	150.00	0.0%	150.00
Insurance							
Insurance/Liability	0.00	0.00	0.0%	2,286.37	1,600.00	142.9%	1,600.00
Insurance/Property	0.00	0.00	0.0%	2,142.79	2,050.00	104.5%	2,050.00
Total Insurance	0.00	0.00	0.0%	4,429.16	3,650.00	121.3%	3,650.00
Office Supplies	0.00	25.00	0.0%	147.00	300.00	49.0%	300.00
Postage and Delivery	0.00	12.00	0.0%	0.00	144.00	0.0%	144.00
Professional Fees	0.00	0.00	0.0%	350.00	500.00	70.0%	500.00
Repairs and Maintenance							
Common Area Mowing							
Boat ramp/park	1,700.00	800.00	212.5%	14,100.00	9,600.00	146.9%	9,600.00
Entrances	2,400.00	2,400.00	100.0%	31,200.00	28,800.00	108.3%	28,800.00
Ponds/Eagles Nest	970.00	885.00	109.6%	4,850.00	10,620.00	45.7%	10,620.00
Total Common Area Mowing	5,070.00	4,085.00	124.1%	50,150.00	49,020.00	102.3%	49,020.00
Docks	0.00	0.00	0.0%	0.00	5,000.00	0.0%	5,000.00
Entrance Gates	426.66	0.00	100.0%	18,574.22	11,000.00	168.9%	11,000.00
Entrance/Hwy 66/Maintenance							
Entry/Hwy 66 Repair and R...	525.00	0.00	100.0%	1,027.05	2,000.00	51.4%	2,000.00
Mulch	0.00	0.00	0.0%	3,300.00	3,300.00	100.0%	3,300.00
Spray/Fertilizer	0.00	0.00	0.0%	500.00	4,000.00	12.5%	4,000.00
Tree Trimming	0.00	0.00	0.0%	1,225.00	2,000.00	61.3%	2,000.00
Total Entrance/Hwy 66/Maint...	525.00	0.00	100.0%	6,052.05	11,300.00	53.6%	11,300.00
Entrance/Sparta/Maintenance							
Entry Sparta/Repair and R...	0.00	0.00	0.0%	0.00	8,000.00	0.0%	8,000.00
Entry/Sparta Rd Sod	325.00	0.00	100.0%	7,011.34	2,000.00	350.6%	2,000.00
Entry Sparta/Repair and ...							
Total Entry Sparta/Repair a...	325.00	0.00	100.0%	7,011.34	10,000.00	70.1%	10,000.00
Mulch	0.00	0.00	0.0%	3,300.00	3,300.00	100.0%	3,300.00
Mulch Buffer	0.00	0.00	0.0%	1,505.92	5,500.00	27.4%	5,500.00
Spray/Fertilizer	0.00	0.00	0.0%	1,499.90	4,000.00	37.5%	4,000.00
Tree Trimming	0.00	0.00	0.0%	2,730.00	2,000.00	136.5%	2,000.00
Total Entrance/Sparta/Mainte...	325.00	0.00	100.0%	16,047.16	24,800.00	64.7%	24,800.00
Fence Line Vegetation	0.00	0.00	0.0%	0.00	1,400.00	0.0%	1,400.00
Landscaping/Irrigation	0.00	250.00	0.0%	2,034.62	3,000.00	67.8%	3,000.00
Pond Maintenance	0.00	0.00	0.0%	11,639.22	17,500.00	66.5%	17,500.00
Repairs Common Area	0.00	833.00	0.0%	4,994.99	10,000.00	49.9%	10,000.00
Total Repairs and Maintenance	6,346.66	5,168.00	122.8%	109,492.26	133,020.00	82.3%	133,020.00

Highland Lakes Reserve POA, Inc
Profit & Loss Budget Performance

01/19/21

Accrual Basis

December 2020

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Telephone Expense	0.00	292.00	0.0%	1,238.84	3,500.00	35.4%	3,500.00
Utilities	489.94	425.00	115.3%	6,428.58	5,100.00	126.1%	5,100.00
Total Expense	9,674.60	6,596.50	146.7%	136,547.36	157,578.00	86.7%	157,578.00
Net Ordinary Income	-6,504.91	-6,596.50	98.6%	122,669.93	210,672.00	58.2%	210,672.00
Other Income/Expense							
Other Expense							
CAPITAL IMPROVEMENTS							
Erosion Repair	0.00	0.00	0.0%	0.00	7,625.00	0.0%	7,625.00
Fence Replacement	0.00	0.00	0.0%	24,000.00	24,000.00	100.0%	24,000.00
Internet Installation	0.00	0.00	0.0%	0.00	70,000.00	0.0%	70,000.00
Preserve Controlled Burn	0.00	0.00	0.0%	10,150.00	16,800.00	60.4%	16,800.00
Total CAPITAL IMPROVEMENTS	0.00	0.00	0.0%	34,150.00	118,425.00	28.8%	118,425.00
Reserve - Capital Appropriation	0.00	0.00	0.0%	0.00	92,247.00	0.0%	92,247.00
Total Other Expense	0.00	0.00	0.0%	34,150.00	210,672.00	16.2%	210,672.00
Net Other Income	0.00	0.00	0.0%	-34,150.00	-210,672.00	16.2%	-210,672.00
Net Income	-6,504.91	-6,596.50	98.6%	88,519.93	0.00	100.0%	0.00

Highland Lakes Reserve POA, Inc
Customer Balance Summary
All Transactions

01/19/21

	Jan 19, 21
001-Tkacz, Eduardo	1,500.00
012-Hugo Cifuentes & Gloria Guerra	1,445.20
013-Denblyker, Garrett	1,500.00
014-WS, LLC	1,500.00
017-Johnson, Kenneth	1,625.00
019-Thornton, John	1,500.00
020- Eveleth, Josh and Linda	1,500.00
021-Webster, Myllion and Linda	1,500.00
024-Abderrahim McHatet	1,125.00
026-Cintron, Norberto and Mercy	1,500.00
028-Nichols, William & Jean	1,500.00
029-Hylton, Leonie	1,725.00
030-Houchin, Stephen and Pathy	1,500.00
031 - Farnin, Bradford	1,500.00
032-Roberts, Garrett	1,500.00
033-Wang, Vivian and Tao, Yong X	1,675.00
034-Pester, Blake	1,725.00
036-Massey, Kenneth and Natalie	1,500.00
037-Solis, Luis D	1,500.00
039- Edwards, Walter	1,425.00
041-Ramphal, Prakash	1,500.00
042-Glauber, Charles and Umbelina	1,500.00
046-Collier, Keith	1,725.00
047-Collier, Keith	1,725.00
048-Nunez, Miguel J	1,775.00
049-Leslie Bravo	1,775.00
050-Finnie	1,500.00
051-Kennedy, Lori	1,725.00
052-Sepulveda, Gerardo H	1,500.00
053-Campbell, Craig	1,500.00
056-Finnie Robert and Cheryl	1,500.00
057-Seeber, Robert & Stephanie	1,500.00
059-Service, Steve	1,500.00
061-Mescall, James T and Andrea M	1,725.00
062-Bell, Joseph and Laurie	1,500.00
064-Holderness, Ann & Fung, Selwyn	1,500.00
068-Gunn, Calvin & Kimberly	1,500.00
070-William & Morgan Davis	1,500.00
071 Zeledon Jorge	1,500.00
072-Zeledon, Jorge and Marta	1,500.00
073-Montenero, Chris	1,650.00
074-Graziani, Herman	1,930.00
075-Shirley, Thomas C and Laura P	1,500.00
077-Chai-Chang, Ronnie	325.00
080-Lee, Winston et al	1,500.00
081-Pester	1,775.00
082-Mancini, Corrado	-0.32
083-King Sr, Thomas R	1,725.00
085-Bharath, Chandra	1,500.00
086- Yastremski, Joseph	1,500.00
087-Florida Land Partners, LLC	1,415.00
091-King Sr, Thomas R	1,725.00
092-Castro, Jesus	1,725.00
093-Algarian-Rodriguez	1,725.00
094-Davis, Compton and Patricia	1,500.00
095-Davis, Compton and Patricia	1,500.00
097 - Hansen, Carl & Tammy	1,500.00
100- Groner, John and Cheryl	1,500.00
103-Rodriguez, Rigoberto	1,500.00
107-Bodeck, James & Alicia	1,500.00
109-Martinez, Lazaro	1,500.00
110 Retterer, Jeffrey & Catherine	1,725.00
111-Rodriguez, Rigoberto	1,500.00
114 - Mayer, Larry and Nancy	1,500.00
116-Salem, Sam	1,675.00

Highland Lakes Reserve POA, Inc
Customer Balance Summary
All Transactions

	<u>Jan 19, 21</u>
119-Hosrom, Michael	1,500.00
120-Groves, Don E and Virginia E	1,675.00
123- Gould, Joseph & Dena	100.00
124-Owen, Ronald and Nancy	1,500.00
127-Brinling, Timothy D & Jennifer	1,500.00
128-Herndon, Patrick F	1,500.00
129- Chuy, Fidel	1,500.00
131-Schaffer, Anthony	1,500.00
132-Matlin, Brian and Luz	1,500.00
137- Solis, Luis	1,500.00
137-Siracuse, Joan E	175.00
140-Lanzisera, Bill	1,500.00
141-Lanzisera, William	1,500.00
142-Haley, John L and Suzanne	1,500.00
149-Staller, Jack and Lois	1,500.00
152-Hamilton, Richard D and Jane E	1,500.00
154-Platt, Frank	1,500.00
158-Davis, Compton and Patricia	1,500.00
159-Progeny Corp	175.00
160-Gavin, Lawrence R and Merita G	1,500.00
162-Hamid Mchatet	1,500.00
163-Vazquez, Federico & Kristian	1,500.00
164-Whidden, Justin & Wendy	1,500.00
165-McHatet, Abderrahim	1,500.00
TOTAL	<u><u>130,714.88</u></u>

Highland Lakes Reserve POA, Inc
Profit & Loss Budget vs. Actual
 January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Annual Dues	237,000.00
Interest Income	1,000.00
Other income	
Estoppel Fees	1,200.00
Plan and Specification Review	7,500.00
Other income - Other	1,020.00
Total Other income	9,720.00
Total Income	247,720.00
Gross Profit	247,720.00
Expense	
Administrative/ Management	
Plan Submission and upload	750.00
Administrative/ Management - Other	7,800.00
Total Administrative/ Management	8,550.00
Annual Owners Meeting Expense	275.00
Annual Reports	65.00
Attorney Fees	2,000.00
Computer and Internet Expenses	2,700.00
Copy and Reproduction Costs	150.00
Insurance	
Insurance/Property	2,600.00
Total Insurance	2,600.00
Office Supplies	120.00
Postage and Delivery	60.00
Professional Fees	350.00
Repairs and Maintenance	
Common Area Mowing	
Boat ramp/park	9,600.00
Entrances	28,800.00
Ponds/Eagles Nest	11,640.00
Common Area Mowing - Other	9,900.00
Total Common Area Mowing	59,940.00
Docks	5,000.00
Entrance Gates	6,000.00
Entrance/Hwy 66/Maintenance	
Entry/Hwy 66 Repair and Replace	1,500.00
Mulch	6,600.00
Spray/Fertilizer	2,000.00
Tree Trimming	3,000.00
Total Entrance/Hwy 66/Maintenance	13,100.00
Entrance/Sparta/Maintenance	
Entry Sparta/Repair and Replace	4,000.00
Landscape Treatment	4,660.00
Mulch	6,600.00
Mulch Buffer	2,500.00
Spray/Fertilizer	7,780.00
Tree Trimming	3,000.00
Total Entrance/Sparta/Maintenance	28,540.00

Highland Lakes Reserve POA, Inc
Profit & Loss Budget vs. Actual
January through December 2021

	Jan - Dec 21
Landscaping/Irrigation	3,000.00
Pond Maintenance	14,000.00
Repairs Common Area	20,000.00
Total Repairs and Maintenance	149,580.00
Supplies	180.00
Telephone Expense	1,500.00
Utilities	6,600.00
Total Expense	174,730.00
Net Ordinary Income	72,990.00
Other Income/Expense	
Other Expense	
CAPITAL IMPROVEMENTS	
Erosion Repair	8,500.00
Fence Replacement	12,000.00
Total CAPITAL IMPROVEMENTS	20,500.00
Reserve - Capital Appropriation	52,490.00
Total Other Expense	72,990.00
Net Other Income	-72,990.00
Net Income	0.00

HLR PARK Survey Results

Name/Lot	NO	YES	COMMENTS
dm1040@aol.com	X		NO COMMENT
SELWYN FUNG		X	Thanks Jillian. I wish the email had more information. I don't understand why we would need a vote on this issue. Isn't there a budget already appropriated for the community pool and building that was promised when the lots were sold? Now that more homes are being built we should have some place to go to. The question is, is this going to be in addition to the permanent Community building and pool that will be built in the future or is this going to be all that we will be getting. Like I said the email and form is not very informative. I will vote yes only because we do need something at the present time, but in no way am I voting for this as a replacement to a permanent community building and pool.
ANNA MARIE		X	IT WOULD BE WONDERFUL TO HAVE A LIFESIZE TIC TAC TOE, HOPSCOTCH, SWINGS, SPLASHPAD, BOWLING ALLEY, ETC. FOR THE KIDS. ALSO, A COVERED AREA WILL BE NICE WHERE THE COMMUNITY CAN STAGE EQUIPMENT FOR A MOVIE NIGHT OR HOLIDAY GATHERING
CHERYL FINNIE	X		NO COMMENT
ELAINE SCHMID/157		X	Hello Jillian My vote is yes (Elaine Schmid LOT# 157). When I purchased land in 2012, we were promised a clubhouse, pool, golf course and picnic area. The pool, clubhouse and golf course never happened...I'm all for having a common area where neighbors can get together on weekends, holidays and be social, and get to know each other and enjoy each other's company. The better we know each other, the better we can look out for each other, knowing who belongs here, and who is a stranger for safety and security reasons...Wishing you and your family happy holidays Best regards Elaine
MARTY WOHL	X		I would rather see a reliable internet source since at the annual meeting we decided to drop rapid systems, which I am glad because I was skeptical it would work for wooded lots anyway. I see internet as a priority over roads and all other capital improvements
RICHARD MCCONAHAY	X	X	EITHER IS FINE LET THE RESIDENTS DECIDE - RICHARD AND RHONDA
DENA GOULD		X	Great ideas if its for the residents of highlands only or at least a member of the community that initiated the meeting and is part of meeting. Should be responsible of those attending any such meeting and play area to pick up trash etc. left from meeting and play area
LAZARO MARTINEZ		X	A PARK THAT MAY INCLUDE SWINGS, SLIDES AND INCLUDE AN AREA FOR A BASKET BALL COURT. I SEE THAT BEING AN ADDED VALUE
JIM - HIGHLANDS AVIATION	X		DUE TO THE LOW DENSITY OF COMPLETED HOMES THIS IS NOT A NECESSARY EXPENSE OR NEED AT THIS TIME.
GERARDO SEPULVEDA	X		NO COMMENT
JOANNE PHILLIPS	X		NO COMMENT
BEN CHUBB		X	I think some type of playground and picnic pavilion would be a nice addition to the common space between the two lakes. I think we should think long term and construct using quality materials that will stay nice with minimal maintenance. I am thinking a picnic pavilion with concrete floor and open with metal framing and roofing to last. for a playground have a durable metal framed play set like you would find at a park or school avoid using wood that needs constant upkeep. that area has a great tree cover for shade to provide a more comfortable place space. Thanks Ben Chubb
MICHEL & LENIDE PIENNE-ANTOINE	X		NO COMMENT
JARED REVELL		X	NO COMMENT

HLR PARK Survey Results

Name/Lot	NO	YES	COMMENTS
LARRY AND DEBBIE ATKINS		X	THIS SOUNDS LIKE A GOOD IDEA FOR THE COMMUNITY. WE WOULD APPRECIATE HAVING MORE DETAILS ABOUT WHAT THIS UPGRADE INCLUDES AND THE OVERALL EXPENSE TO OUR NEIGHBORHOOD. THANKS FOR ASKING... LARRY AND DEBBY ATKINS
DONNA HALLIGAN/136	X		NO COMMENT
KIKO VAZQUEZ		X	NO COMMENT



Just Rentals
807 US 27 South
Sebring, FL 33870
Attention: Linda Boring
linda@lindaboring.net

November 24, 2020
Office: 863-471-0078 / Cell: 863-381-4025
Highlands Lake Reserve
Gate Electrical Service Grounding/Surge Protection & Gate
Equipment Grounding

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

**HIGHLAND LAKE RESERVE
GATE ELECTRICAL SERVICE GROUNDING/SURGE PROTECTION & GATE EQUIPMENT GROUNDING**

Supply electrical labor, materials, and equipment (**per community entrance**) to:

- Install (1) single point ground system consisting of 100 to 150 feet of 5/8" copper ground rod exothermically welded to a #6 copper ground conductor connected to the 120/240V 2P 60A gate electrical service (meter can). This ground rod system will be tested with a Fluke 1625 Earth/Ground Tester by means of a "Fall-of-Potential" test with the intent of obtaining a ground rod measurement of less than 25-ohms.
- Install (1) ASCO 120/240V 2P 400 Series Surge Protective Device on 120/240V 2P 60A gate electrical equipment panel, connected to (1) 240V 2P 30A (snap-in) breaker.
- Install (1) single point ground system consisting of 100 to 150 feet of 5/8" copper ground rod exothermically welded to a #6 copper ground conductor installed by hand trenching underground (in series) connected to (1) gate controller equipment and (4) gate equipment operator motors. Ground conductor connection to gate equipment to be made by means of a compression type spade terminal, bolted to equipment.

NOTE: Gate equipment ground (#6 copper) conductor not to exceed 150 feet in overall length. This equipment ground conductor to be installed based on using existing under road PVC chases. It will be the owner's responsibility to locate and expose these under road chases prior to starting this project. If these under road chases are not in close proximity of the gate equipment a change order will be submitted for additional labor and materials.

WE PROPOSE TO FURNISH MATERIAL AND LABOR COMPLETE IN ACCORDANCE WITH SPECIFICATIONS ABOVE, FOR THE SUM OF:

Four thousand two hundred forty six dollars (**per community entrance**) ----- \$4,246.00

PAYMENT SCHEDULE: 100% Upon project completion.

CREDIT CARD PAYMENT NOTE: Please take into consideration that a 3% credit card fee will be added to any amount paid of \$1,000.00 or more.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications, involving extra cost, will be executed only upon written order and will become an extra charge over and above the proposal.

Central Contractors agrees to repair or replace all work that proves to be defective in its workmanship or materials within the period of one year after project completion. In the case of defective materials, Central Contractors will warranty materials only, not labor. Ordinary wear and tear and unusual abuse or neglect are exempted.

This proposal may be subject to change due to change orders, schedule revisions, work stoppage, strikes, accidents or delays beyond its control. This proposal subject to acceptance within 30-days and is void thereafter at the option of the undersigned. **NOTE: Due to the recent fluctuation in construction materials this proposal is subject to an increase in price depending on when materials are ordered during the phasing of this project.**

Scott Seignious, President
Central Contractors

Date: November 24, 2020

PROPOSAL ACCEPTANCE:

The above price, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I/We understand and hereby agree that failure to pay according to the described above will result in formal legal action for the collection of any unpaid balance, together with interest, attorney's fees and court costs. I/We hereby agree to pay said interest, attorney's fees and court costs in the event collection hereunder becomes necessary.

Accepted By

Title

Date

Highlands Lake Reserve

Gate Electrical Service Grounding/Surge Protection & Gate Equipment Grounding



Estimate

P. O. BOX 742
 AVON PARK, FL 33826

Date	Estimate #
1/19/2021	5167

Billing Address
Highland Lakes Reserve c/o Just Rentals 811 HWY 27 S Sebring, FL 33870

Service Address
Hwy 66 Entrance

P.O. No.	1120-138
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Qty	Description	Rate	Total
4	Lead tech to replace transformer damaged by lightning, trace wire and power to all fixtures and replace bulbs in all fixtures do to power surge from lightning strike.	75.00	300.00
25.5	Additional labor for lead tech. to complete all repairs	65.00	1,657.50
1	300W Ss Transformer 120V Unique	539.87	539.87
1	Sch 40 PVC Male Adapter 1-1/2 in. MIPT x Socket	1.32	1.32
400	10 Gauge 2 St 500 Ft Black Low Voltage Wire	0.82	328.00
32	Unique MR16 3W	29.00	928.00
20	Unique PAR36 MP Lamp 7W	78.00	1,560.00

Phone #	Fax #	E-mail	Total	S5,314.69
8634537300	Fax 863-452-6700	info@edgewoodfl.com		

Please visit our website to see our variety of services: edgewoodlandscape.info Like and Follow! IG: edgewood_landscape FB: Edgewood Landscape